

## CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE  
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**W10a**

October 27, 2005

TO: Commissioners and Interested Persons

FROM: Charles Lester, Deputy Director  
Steve Monowitz, District Manager  
Susan Craig, Coastal Planner

SUBJECT: **CITY OF CAPITOLA: LOCAL COASTAL PROGRAM MAJOR AMENDMENT NO. 3-04 Part D.** For public hearing and Commission action at its meeting of November 16, 2005, to be held in Los Angeles at the Westin LAX, 5400 W. Century Blvd., Los Angeles, CA 90045

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## SYNOPSIS

The City of Capitola is proposing to amend the Implementation Plan (Zoning Ordinance) of the Local Coastal Program by adding new Section 10.36.055 regarding parking meter zones and parking meter rates (please see Exhibit #1 for full amendment text).

### **SUMMARY OF STAFF RECOMMENDATION**

Staff has reviewed the proposed Zoning Ordinance amendment for consistency with the certified Land Use Plan. Issues raised by the proposed amendment includes potential impacts to public access and recreational opportunities. As discussed in detail below, the amended parking meter ordinance will protect such opportunities by establishing a reasonable parking fee, providing adequate maximum time limits, and avoiding any expansion in the area in which parking fees are currently required. Staff recommends **approval** of Local Coastal Program Major Amendment No. 3-04 Part D, as submitted.

### **ANALYSIS CRITERIA**

The Commission certified the City of Capitola's Land Use Plan in June 1981 and the City Council accepted this certification action in November 1981. The Implementation Plan was certified in January 1990 and the City accepted this certification action in April 1990. The City has organized and submitted this LCP amendment request in accordance with the standards for amendments to certified LCPs (Coastal Act Sections 30512(c), 30512.2, 30513, and 30514, and California Code of Regulations 13551 through 13553).

The proposed amendment affects the implementation plan component of the City of Capitola LCP. The standard of review for implementation amendments is that they must be consistent with and adequate to carry out the policies of the certified coastal land use plan.

### **ADDITIONAL INFORMATION**

**California Coastal Commission**

Further information on the submittal may be obtained from Susan Craig at the Central Coast District Office of the Coastal Commission at 725 Front Street, Suite 300, Santa Cruz, CA 95060, (831) 427-4863.

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### I. STAFF RECOMMENDATION: MOTIONS AND RESOLUTIONS

Staff recommends adoption of the following resolution:

**Motion:** *I move that the Commission reject Major Amendment #3-04(Part D) to the City of Capitola Local Coastal Program Implementation Plan as submitted.*

#### **Staff Recommendation to Certify Implementation Program as Submitted:**

Staff recommends a **NO** vote. Failure of this motion will result in certification of the Implementation Program amendment as submitted and the adoption of the following resolution and findings. The motion passes only by an affirmative vote of a majority of the Commissioners present.

#### **Resolution to Certify Implementation Program Amendment as Submitted:**

*The Commission hereby certifies Implementation Program Amendment #3-04 (Part D) to the Implementation Plan of the City of Capitola Local Coastal Program, as submitted, and adopts the findings set forth below on grounds that the Implementation Plan, as submitted, conforms with, and is adequate to carry out, the provisions of the certified Land Use Plan, and certification of the Implementation Program will meet the requirements of the California Environmental Quality Act, because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the Implementation Program on the environment, or 2) there are no further feasible alternatives or mitigation measures that would substantially lessen any significant adverse impacts on the environment that will result from certification of the Implementation Program.*

### II. FINDINGS AND DECLARATIONS

The Commission finds and declares as follows:

The following City of Capitola LCP land use plan policies provide for public access to and along the shoreline and protect coastal recreational opportunities, as follows:

***Policy II-2:*** *It shall be the policy of the City of Capitola to maintain the existing shuttle bus system so that it serves as an alternative to automobile use and parking within the village.*



*Furthermore, the City shall continue to seek out and implement other parking alternatives that may become available in the future. The intensity of development within Capitola Village shall be limited to the availability of parking.*

***Policy II-5:*** *Obtain agreement from Southern Pacific and improve parking area on inland side of Cliff Drive within Southern Pacific and Cliff Drive rights-of-way. This is intended to add to wharf user parking.*

***Policy II-9:*** *Provide adequate parking nearby to support wharf uses (specifically boat launching activities) and establish operational guidelines that minimize conflicts between pedestrians and wharf traffic.*

***Policy IV-1:*** *The City shall designate the following areas as visitor-serving and/or recreational uses: a) The Capitola Village commercial area (retail, restaurants, lodging, etc.); b) All sandy beaches; c) The Wharf; d) New Brighton State Beach; e) The El Salto Resort properties; f) The Shadowbrook Restaurant property; g) The Rispin parcel; h) The vacant lands between New Brighton State Park and McGregor Drive.*

***Policy IV-2:*** *Areas designated as visitor serving and/or recreational shall be reserved for visitor support services or recreational uses. Permissible uses include, but are not limited to hotels, motels, hostels, campgrounds, food and drink service establishments, public facilities, public beaches, public recreation areas or parks, and related rental and retail establishments. Residential uses are also permitted on dual designated “visitor-serving/residential” parcels; specifically, a portion of the El Salto Resort, and in the Village area. Development can be accomplished through private or public means.*

Capitola is a beach village located adjacent to Soquel Creek and the Monterey Bay. Capitola attracts numerous visitors each year to its beach and adjacent visitor-serving businesses, which include craft galleries, boutiques and restaurants. Other visitor attractions in the village include the Capitola Historical Museum and the Capitola Wharf. The City operates a free shuttle bus system for visitors during the busy summer months, which serves as an alternative to automobile use and parking within the village. The City also operates the City-owned “Pacific Cove Parking Lot,” which is located four blocks (approximately ¼ mile) from the beach and contains approximately 250 metered parking spaces. The streets in the visitor-serving portions of the village contain metered parking spaces.

The proposed amendment would add Section 10.36.055 to the Zoning Ordinance regarding parking meter zones and rates. Specifically, this new section would establish two parking meter zones in Capitola Village: 1) Zone A, which includes parking spaces along both sides of a number of streets located in and surrounding Capitola Village, and; 2) Zone B, the City-owned Pacific Cove Parking Lot. The new section would also establish set parking meter rates for each zone. See Exhibit #1 for the text of the amendment and maps showing the two parking zones.

The proposed parking Zone A in the village would apply to existing metered street parking on a variety of streets in the village, as described on page #1 of Exhibit #1. Parking Zone A meters are located directly adjacent to the visitor-serving businesses of the village. The proposed amendment would allow



meters in Zone A to operate from 8:00 a.m. to 8:00 p.m. daily, with an increase in the rate from \$0.60 per hour to a rate of \$1.00 per hour. Meters in proposed Parking Zone B (the Pacific Cove Parking Lot) would also operate from 8:00 a.m. to 8:00 p.m., but would retain the existing rate of \$0.50 per hour. Parking between 8:00 p.m. and 8:00 a.m. would be free in both Zone A and Zone B.

The amendment provides that meters will operate during daytime hours when visitor use is at its peak, which will provide revenue to be used for police, fire, and other general services of the City. Parking in these areas will be free during the “off-peak” hours of 8:00 p.m. to 8:00 a.m. Also, the proposed amendment defines the locations for metered parking zones in the City of Capitola. These areas have been available for public metered parking for many years and the amendment will ensure that these areas remain available for public parking in the future. These locations are supportive of and consistent with the public access and recreation policies of the Land Use Plan, particularly LUP Policy IV-1, which designates a number of locations in the City for recreational use. Finally, the proposed rates are comparable to or less than existing parking rates in other coastal areas of Santa Cruz County and Monterey County. Any proposed change in the parking rates in the future will require an LCP amendment. For the above reasons, the proposed amendment is consistent with the public access policies of the LCP regarding protection of public access to the shoreline.

### III. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The Coastal Commission’s review and development process for Local Coastal Programs and amendments to them has been certified by the Secretary of Resources as being the functional equivalent of the environmental review required by CEQA. Therefore, local governments are not required to undertake environmental analysis on LCP amendments, although the Commission can and does utilize any environmental information that the local government has developed. Approval of the amendments, will not have significant environmental effects, consistent with the California Environmental Quality Act.

